



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	STATHIS GREGORY
Owner 2:	DURAND MARJORIE
Owner 3:	
Street 1:	36 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.997 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1740, having primarily CLAPBOARD Exterior and 2721 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.16		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									40,600						40,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.997	487,600	4,300	1,083,000	1,574,900
Total Card 2.997 487,600 4,300 1,083,000 1,574,900					
Total Parcel 2.997 487,600 4,300 1,083,000 1,574,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		578.79	/Parcel: 578.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	458,900	4000	2.997	1,052,600	1,515,500		Year End Roll	12/2/2024
2024	101	FV	450,500	4000	2.997	1,026,800	1,481,300		Year end	11/9/2023
2023	101	FV	377,200	4000	2.997	874,800	1,256,000	1,256,000	Year end	11/3/2022
2022	101	FV	327,400	4000	2.997	802,800	1,134,200	1,134,200	Year End Roll	10/19/2021
2021	101	FV	329,900	4000	2.997	834,800	1,168,700	1,168,700	Year End Roll	10/15/2020
2020	101	FV	335,400	4000	2.997	834,800	1,174,200	1,174,200	Year End Roll	9/26/2019
2019	101	FV	320,100	4000	2.997	831,600	1,155,700	1,155,700	Create Final va	6/4/2019
2018	101	FV	320,100	4000	2.997	831,600	1,155,700	1,155,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD CONCORD RD	20589-94		6/8/1990		540,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
4/19/1996	MEAS/EXT INS	606	
8/18/1995	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

